



NEW HAVEN PLANNING COMMISSION MEETING AGENDA

July 08, 2024 at 7:00 PM
Municipal Council Room – 57775 Main Street

In accordance with the Americans with Disabilities Act, reasonable accommodations can be made with advance notice by calling the Village Offices at (586) 749-5301

The New Haven Planning Commission will hold its Regular Meeting at 7:00 pm, at the New Haven Municipal Offices at 57775 Main Street.

- 1. Call to Order/Roll Call**
- 2. Public Hearing**
- 3. Approval of Agenda**
- 4. Public Comments on Agenda**
- 5. Approval of the Minutes**
 - A.** May 7, 2024 Regular meeting minutes
- 6. Communications/Correspondence/Workshop**
- 7. Old Business**
 - A.** Outdoor Cafe, Dining, or Seating Ordinance
- 8. New Business**
 - A.** Crossroads Liquor Store Preliminary Site Plan
- 9. Planner's Report**
- 10. Public Comments on Non-Agenda Items**
- 11. Call from the Table**
- 12. Adjournment**



NEW HAVEN PLANNING COMMISSION MEETING MINUTES

May 07, 2024 at 7:00 PM
Municipal Council Room – 57775 Main Street

1. Call to Order/Roll Call

Meeting called to order at 7:02 PM

PRESENT

Katie Cendrowski

Chris Dilbert

Lucy Nolan-Dilbert

Rob Pannell - Late 7:13 PM

Genevieve Rodzik - Late 7:14 PM

Rachel Whitsett

ABSENT

Craig Simms

2. Public Hearing

None

3. Approval of Agenda

Motion made by L. Nolan-Dilbert to approve agenda as presented, Seconded by R. Whitsett.

Voting Yea: K. Cendrowski, C. Dilbert, L. Nolan-Dilbert, R. Whitsett

4. Public Comments on Agenda

None

5. Approval of the Minutes

A. Approval of March 5, 2024 Regular Meeting Minutes

Motion made by C. Dilbert to approve minutes from March 5, 2024 as presented, Seconded by L. Nolan-Dilbert.

Voting Yea: C. Dilbert, L. Nolan-Dilbert, R. Whitsett

Voting Abstaining: K. Cendrowski

6. Communications/Correspondence/Workshop

None

7. New Business

None

8. Old Business

A. Reschedule June Meeting

Motion made by R. Whitsett to move June 4, 2024 meeting to June 13, 2024, Seconded by C. Dilbert.

Voting Yea: K. Cendrowski, C. Dilbert, L. Nolan-Dilbert, R. Whitsett

B. Ordinance 515-150 Outdoor cafes, dining, or seating areas

Motion made by R. Whitsett to table outdoor cafe, dining, or seating ordinance until June meeting,
Seconded by R. Pannell.

Voting Yea: K. Cendrowski, C. Dilbert, L. Nolan-Dilbert, R. Pannell, G. Rodzik, R. Whitsett

9. Planner's Report

Nothing further

10. Public Comments on Non-Agenda Items

None

11. Call from the Table

None

12. Adjournment

Motion made by R. Pannell to adjourn at 8:00 PM, Seconded by R. Whitsett.

Voting Yea: K. Cendrowski, C. Dilbert, L. Nolan-Dilbert, R. Pannell, G. Rodzik, R. Whitsett

§ 515-150

Outdoor Cafes, Dining, or Seating Areas.

Outdoor cafes, dining, or seating when incidental or accessory to a permitted use in the GBD (General Business Downtown) District or GB (General Business) District, may be permitted as a special land use provided the following conditions are met:

A. Outdoor cafes, dining, or seating shall be directly adjacent to, and on the same parcel as, the building or tenant space occupied by the principal use that it serves. These outdoor areas are permitted in all yards, though providing site plan application and adhering to the defined setback standards for the underlying district, and pending review and approval from public safety and engineering for compliance with all building and fire safety codes and requirements.

B. Design and Layout Criteria

(1.) Outdoor dining areas shall be separated from parking areas, public rights-of-way and other common areas by a 4 foot tall ornamental fence, in addition to landscaping or other materials acceptable to the Planning Commission, upon review and in compliance with the requirements of Village Public Safety, and in accordance with all current fire and building codes. The fence, screening, and protective barriers shall be designed in a manner that is compatible and complementary to the primary building and adjacent sites.

(2.) When adjacent to a pedestrian walk, a five-foot sidewalk width shall be maintained for pedestrian flow. Further, ingress and egress to these outdoor areas shall comply with ADA standards.

(3.) Carry-out restaurants without indoor seating shall not exceed twelve (12) seats for outdoor dining.

(4.) If alcoholic beverages are to be served, the current Liquor Control Commission Rules and Regulations shall apply. Further, all food preparation shall take place inside the establishment. Proper State, Local, and Health Department licensing and approvals from permitting jurisdictions shall be provided to the Village.

(5.) No music, intercom or other noise shall be permitted that impacts adjacent properties and violates Village noise ordinance.

C. Off-Street Parking. Outdoor dining shall be considered an incidental and accessory use and therefore not included in the parking calculation of required parking spaces under the following conditions:

(1.) The occupant load of the outdoor dining area shall not exceed thirty (30) percent of the interior customer/patron occupant load of the building or tenant space housing the principal permitted use (occupant load to be determined per the building code). If greater than thirty (30) percent, then the outdoor dining area shall be included as part of the floor area and occupant load of the principal use for the purposes of calculating the parking requirement for that use.

D. Lighting for outdoor dining areas shall be noted on the application and shall be shielded downward and away from adjacent properties and rights-of-way. All lighting shall be designed to prevent glare from negatively impacting adjacent properties or rights-of-way. See § 515-90 for specific requirements for site lighting.

E. Hours of Operation. The hours of outdoor dining operation shall be limited to the hours of 10a.m. to 10p.m., or the hours of operation of the principal use, whichever is more restrictive.

F. Temporary/Seasonal Outdoor Cafe, Dining, or Seating. The intent of this provision is to create or increase outdoor cafe, dining, or seating areas for existing restaurants and food service establishments on a temporary or seasonal basis. Temporary/Seasonal Outdoor areas are a permitted use in the GBD and GB District and may be administratively reviewed at the discretion of the Building Department Director/Official or their designee with the following guidance and design criteria:

(1.) Permit required. An annual building permit issued by the Building Department Director/Official or their designee shall be required. A restaurant must submit a permit application and all required documents (including written consent form the property owner/landlord if not the applicant), and applicable fees as determined by the Village of New Haven before the issuance of a permit.

(2.) Permit revocation. A permit may be revoked for cause by the Building Department Director/Official of their designee, if the outdoor dining is creating a nuisance, or for any other violation of law, fire and safety code, or other ordinance.

(3.) Appeals. An appeal of a permit denial or revocation shall be made to Village Council.

(4.) Dates of operation. Permitted temporary/seasonal outdoor seating may operate between April 15th and October 15th. All seating, screening, fencing, or other outdoor dining materials must be removed

and stored when outside of the permitted outdoor dining season, as defined. On-site storage shall be in accordance with building and fire code guidelines, or materials can be held at an offsite facility.

(5.) Required design and landscaping for temporary dining areas shall adhere to the design criteria as provided by this ordinance, and may be waived by the Building Department Director/Official or their designee in specific case consideration where no good purpose would come from following such criteria. Permit applications shall include a sketch plan of the seating area and location, properly scaled and dimensioned, and demonstrating the safety and design features as required by ordinance. Further, the proposed design shall be reviewed for compliance with the requirements of Village Public Safety, and in accordance with all current fire and building codes.

(6.) In the event that the outdoor area is temporarily displacing required parking spaces, up to ten (10) percent of the existing spaces for the building or tenant space housing the permitted use may be displaced to permit the outdoor dining. If the site consists of less than ten (10) total parking spaces, then only 1 parking space may be displaced for this purpose. The outdoor dining area shall be configured to provide safe separation from neighboring parking spaces and drive aisles; protective barriers, and movable planters or decorative fencing shall be used in these instances to define the outdoor dining space and to provide proper screening for the area. Further, adequate clearance for car door swing areas shall be maintained for adjacent parking spaces (Minimum: 3 feet).



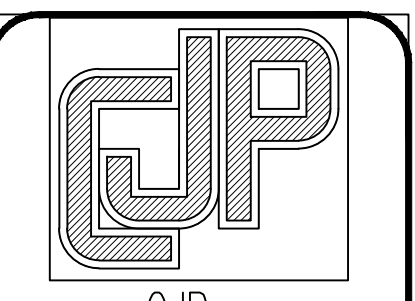












CJP
ENGINEERING & DESIGN, LLC
 30411 W 12 MILE RD.
 FARMINGTON HILLS, MI 48334
 Office (248)747-4562
 Fax (248)297-6121
 Cell (248)376-5006
 harishakim@yahoo.com

PROJECT:
 PROPOSED RETAIL BUILDING
 59010 MAIN ST.
 NEW HAVEN MI 48048

OWNER:

SUBMITTAL:
 OWNER
 BIDDING
 MUNICIPAL
 CONSTRUCTION
 OTHER

DATE: 04/29/2024

REVISIONS:

DESIGNED BY: H.A.
DRAWN BY: HUWIDA ALALEM
REVIEWED BY: HAKIM HAKIM, P.E.



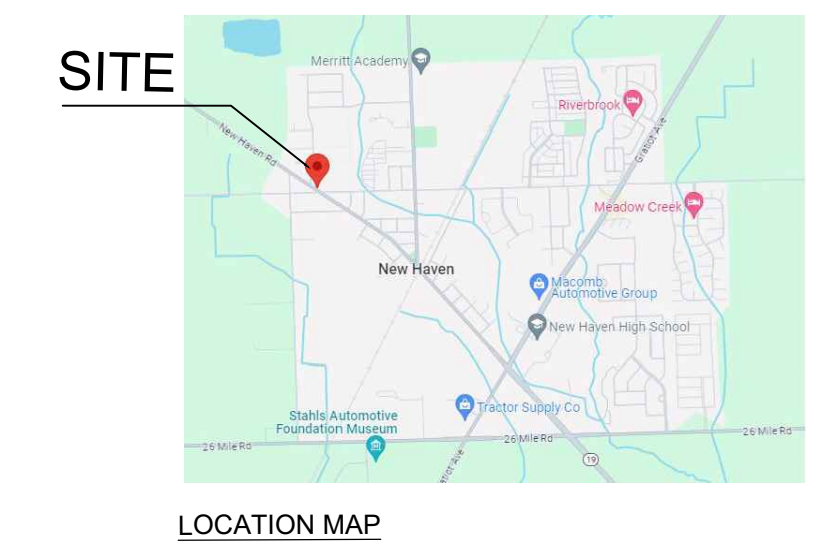
NOTES:

ALL CONSTRUCTION METHODS AND MATERIALS SHALL COMPLY WITH THE CURRENT CODES, ORDINANCES AND REQUIREMENTS AS ADOPTED BY THE LOCAL GOVERNING BODY WHERE THE BUILDING IS TO BE LOCATED.

DO NOT SCALE DRAWINGS. USE PRINTED DIMENSIONS ONLY. IF ANY DISCREPANCY OCCURS, NOTIFY THE DESIGNER IMMEDIATELY FOR CORRECTION. CONTRACTOR TO VERIFY AND COORDINATE ALL DIMENSIONS PRIOR TO CONSTRUCTION. DIMENSIONS SHOWN ARE FINISHED SURFACES TO FINISHED SURFACES UNLESS NOTED OTHERWISE.

ALL POURED CONCRETE FOOTINGS SHALL EXTEND TO A MINIMUM DEPTH OF 42" BELOW PROPOSED FINISHED GRADE, AND SHALL BEAR ON VIRGIN, UNDISTURBED SOIL. ADDITIONAL DEPTH MAY BE REQUIRED AS DICTATED BY SOIL CONDITIONS. ALLOWABLE SOIL BEARING CAPACITY OF 2500 P.S.F. IS ASSUMED IF NOT SPECIFIED FOR FOOTING SIZES SHOWN ON DRAWING. VERIFICATION OF ALLOWABLE SOIL BEARING CAPACITY OF 2500 P.S.F. AT EACH JOB SITE IS RESPONSIBILITY OF CONTRACTOR. ALL SOIL CONDITIONS ARE TO BE INVESTIGATED BY A QUALIFIED SOILS ENGINEER.

SHEET TITLE:
 EXISTING SITE PLAN
SCALE: 1" = 20.0'
SHEET #:
 SP-1



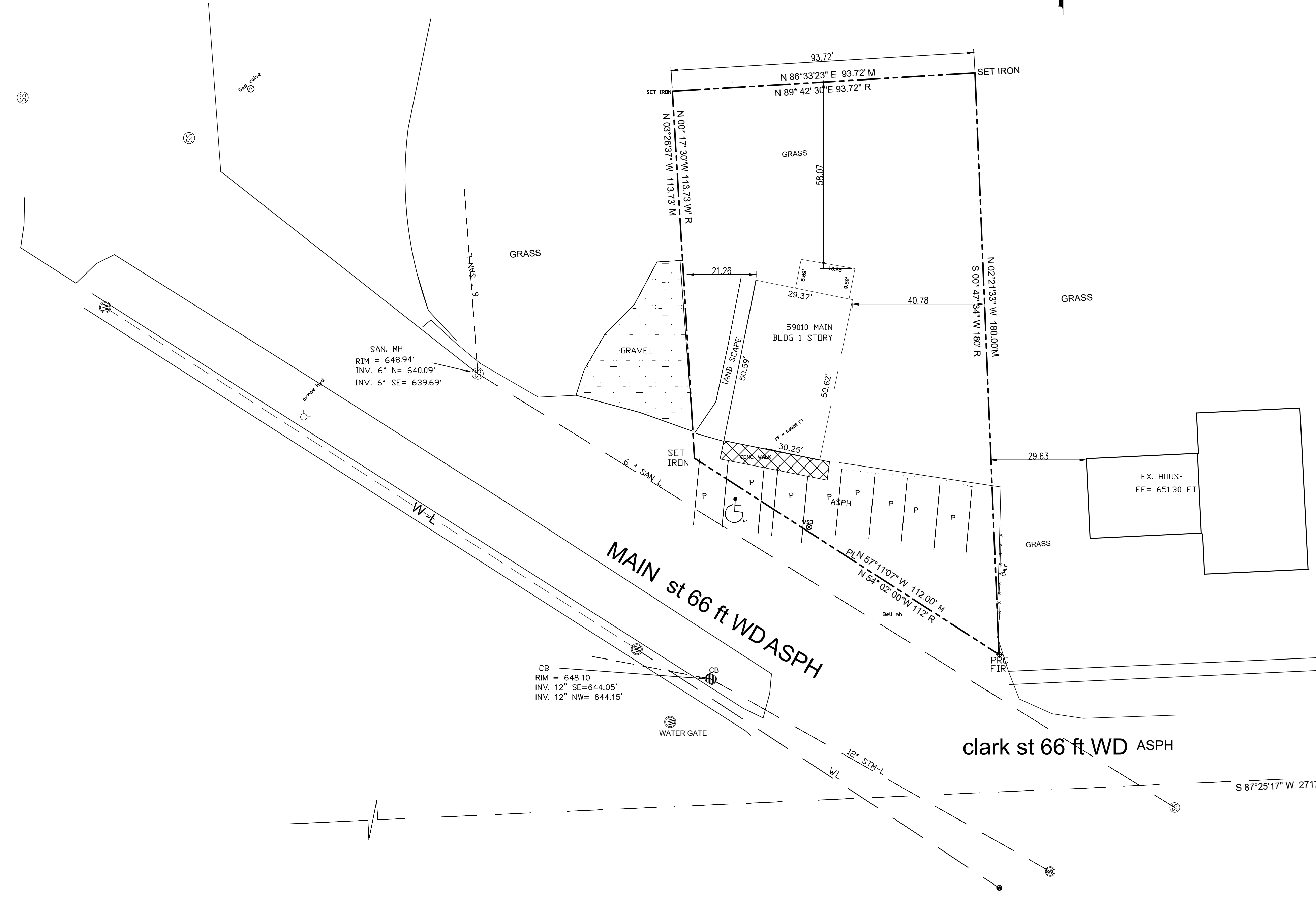
EXISTING SITE PLAN
 SCALE 1" = 20'

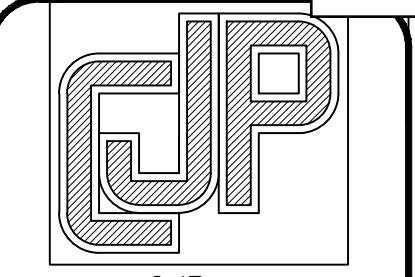
LEGAL DESCRIPTION: # 59010 MAIN ST.

Land part of SW 1/4 of section 28 and part of NW 1/4 of section 33 T4N,R 14 E,Village of New Haven,Macomb CO. Michigan, Particularly described as follows:
 Part of lot 15, Assessor's plat No 1being part of block 3 Charles L.Cole's Addition according to the recorded plat thereof, as recorded in liber 16 page 48 of macomb county records. Commencing at south east corner of said lot;Thence north 89 degrees 26 minutes west 116.60 feet,thence north 54 degrees 02 minutes west 15 feet; thence north 54 degrees 02 minutes west 112.0 feet; along northeasterly line of main street; 66 feet wide; thence north 00 degrees 17 minutes 30 seconds west 113.73 feet;thence north 89 degrees 42 minutes 30 seconds east 93.72 feet; thence south 00 degrees 47 minutes 34 seconds west 180.0 feet to the point of beginning.
 containing 13,765 SQ FT (0.32 ACRE) MOR OR LESS.
 parcel ID# 26-06-28-351-035

LEGEND	
X 600 EXIST ELEVATIONS	OHI over head line
PL PROPERTY LINE	PP Power pole
BLDG BUILDING	LP light pole
WL WATER LINE	sec. section
HSE HOUSE	W WATER
CONC. CONCRETE	R RECORD
STM L Storm line	SAN SANITARY
WD WIDE	FIR FOUND IRON ROD
WSO WATER KEY SHUTOFF	M MEASURED
TR Tree	P PARK STALL
Prc property corner	CHLF CHAIN LINK Fnc
	ASPH. ASPHALT
	FF finish floor elev.

NOTE:
 Since our survey doesn't include (TITLE SEARCH)HERE COULD BE EASMENTS AND ANY ENCUMARANCES AND/ OR RESTRICTIONS UPON SUBJECT PROPERTY AS MAPED HEREIN AND THAT ARE NOT SHOWN THIS TIME.





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PROJECT:
PROPOSAL RETAIL BUILDING
59010 MAIN ST.
NEW HAVEN MI 48048

OWNER:

SUBMITTAL:
 OWNER
 BIDDING
 MUNICIPAL
 CONSTRUCTION
 OTHER

DATE: 04/29/2024

REVISIONS:

DESIGNED BY: H.A.
DRAWN BY: HUWIDA ALELEM
REVIEWED BY: HARIS HAKIM, P.E.



NOTES:

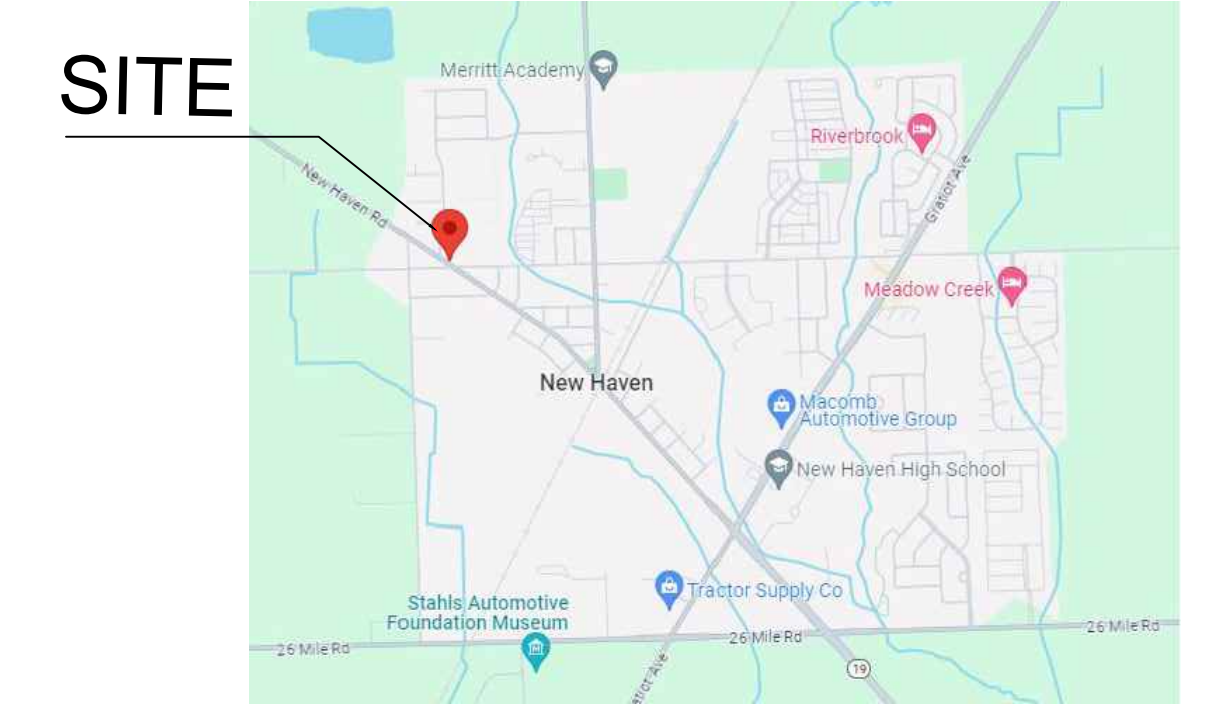
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ALL POURED CONCRETE FOOTINGS SHALL EXTEND TO A MINIMUM DEPTH OF 4' BELOW PROPOSED FINISHED GRADE, AND SHALL BEAR ON VIRGIN, UNDISTURBED SOIL. ADDITIONAL DEPTH MAY BE REQUIRED AS DICTATED BY SOIL CONDITIONS. ALLOWABLE SOIL BEARING PRESSURE OF 2500 P.S.F. IS ASSUMED IF NOT SPECIFIED FOR FOOTING SIZES SHOWN ON DRAWING. VERIFICATION OF ALLOWABLE SOIL BEARING CAPACITY OF 2500 P.S.F. AT EACH JOB SITE IS RESPONSIBILITY OF CONTRACTOR. ALL SOIL CONDITIONS ARE TO BE INVESTIGATED BY A QUALIFIED SOILS ENGINEER.

SHEET TITLE
PROPOSED SITE PLAN
SCALE: 1" = 10.0'

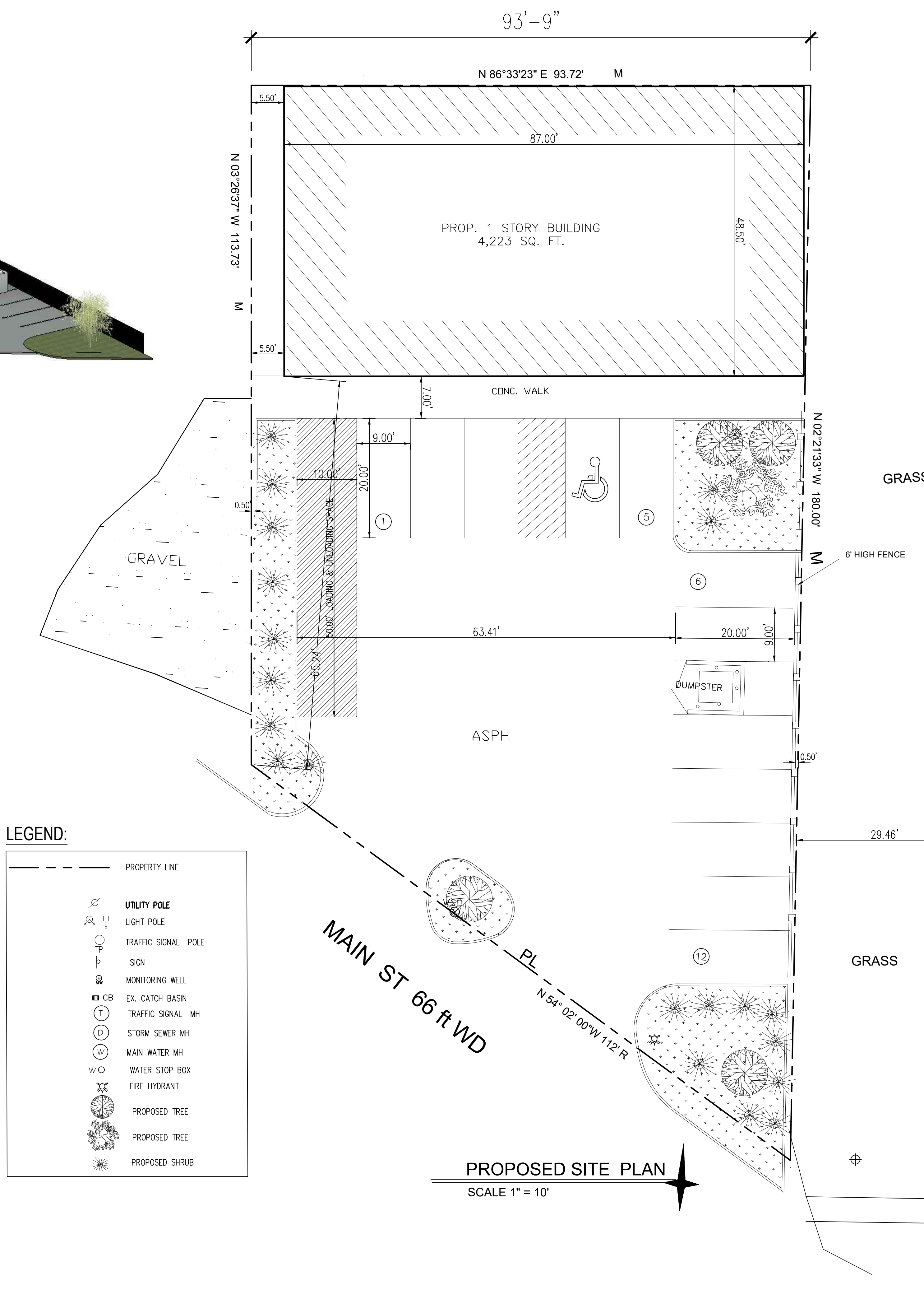
SHEET #
SP-2



LOCATION MAP

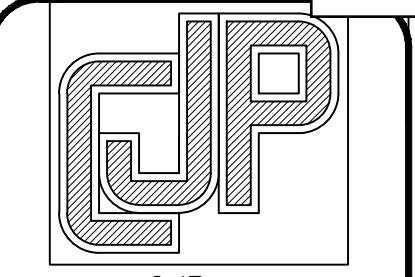
SITE DATA	
EXISTING ZONING	GBD (GENERAL BUSINESS DOWNTOWN) (RETAIL SHOP)
EXISTING SITE AREA	13,568 S.F.
EXISTING BUILDING AREA (TO BE DEMOLISHED)	1,691 S.F.
PROPOSED NEW BUILDING AREA	4,223 S.F.
FRONT SETBACK (REQ.)	0'-0"
FRONT SETBACK	65'-3"
SIDE YARD SETBACKS (REQ.)	0'-0"
SIDE YARD SETBACKS	0'-0" AND 5'-6"
REAR SETBACK (REQ.)	0'-0"
REAR SETBACK	0'-0"
PARKING REQUIREMENT ONE PER 175 SQ.FT OF RETAIL FLOOR AREA	
4,223 / 175 = 24.1 = 24	
NUMBER OF PARKING SPACES PROVIDED = 12 SPACES INCLUDING 1 H.C SPACE (ZONING REQUIRED)	

LEGAL DESCRIPTION: # 59010 MAIN ST.
LAND PART OF SW 1/4 OF SECTION 28 AND PART OF NW 1/4 OF SECTION 33 T4N,R 14 E,VILLAGE OF NEW HAVEN,MACOMB CO. MICHIGAN, PARTICULARLY DESCRIBED AS FOLLOWS:
PART OF LOT 15, ASSESSOR'S PLAT NO 1BEING PART OF BLOCK 3 CHARLES L.COLE'S ADDITION ACCORDING TO THE RECORDED PLAT THEREOF, AS RECORDED IN LIBER 16 PAGE 48 OF MACOMB COUNTY RECORDS, COMMENCING AT SOUTH EAST CORNER OF SAID LOT; THENCE NORTH 89 DEGREES 26 MINUTES WEST 116.60 FEET; THENCE NORTH 54 DEGREES 02 MINUTES WEST 15 FEET; THENCE NORTH 54 DEGREES 02 MINUTES WEST 112.0 FEET; ALONG NORTHEASTERLY LINE OF MAIN STREET; 66 FEET WIDE; THENCE NORTH 00 DEGREES 17 MINUTES 30 SECONDS WEST 113.73 FEET; THENCE NORTH 89 DEGREES 42 MINUTES 30 SECONDS EAST 93.72 FEET; THENCE SOUTH 00 DEGREES 47 MINUTES 34 SECONDS WEST 180.0 FEET TO THE POINT OF BEGINNING. CONTAINING 13,765 SQ.FT. (0.32 ACRE) MOR OR LESS. PARCEL ID# 26-06-28-351-035



LEGEND:

	PROPERTY LINE
	UTILITY POLE
	LIGHT POLE
	TRAFFIC SIGNAL POLE
	SIGN
	MONITORING WELL
	EX. CATCH BASIN
	TRAFFIC SIGNAL MH
	STORM SEWER MH
	MAIN WATER MH
	WATER STOP BOX
	FIRE HYDRANT
	PROPOSED TREE
	PROPOSED SHRUB



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5600 W. MAIN ST.
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OWNER:

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REVIEWED BY: HARIS HAKIM, P.E.



NOTES:

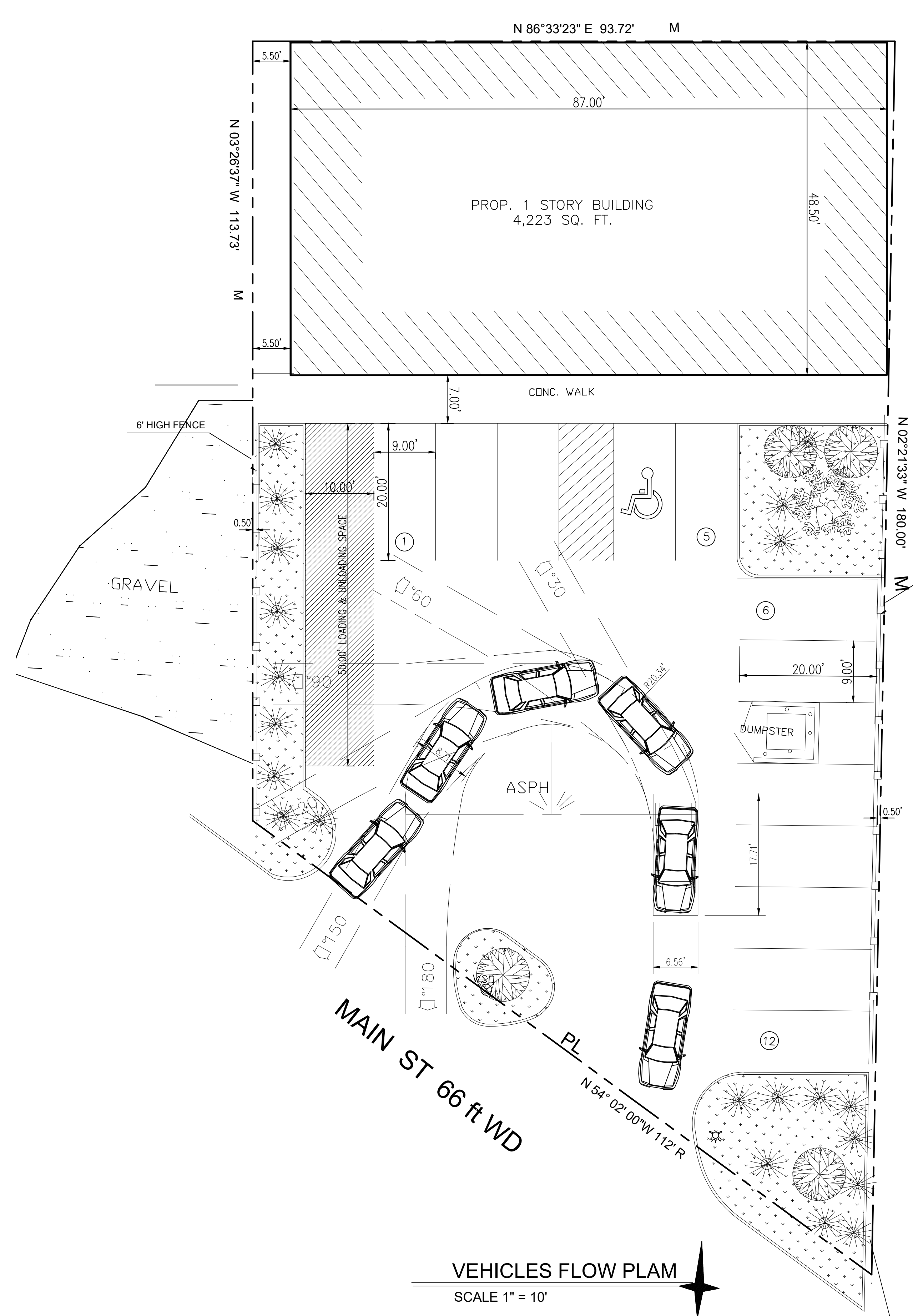
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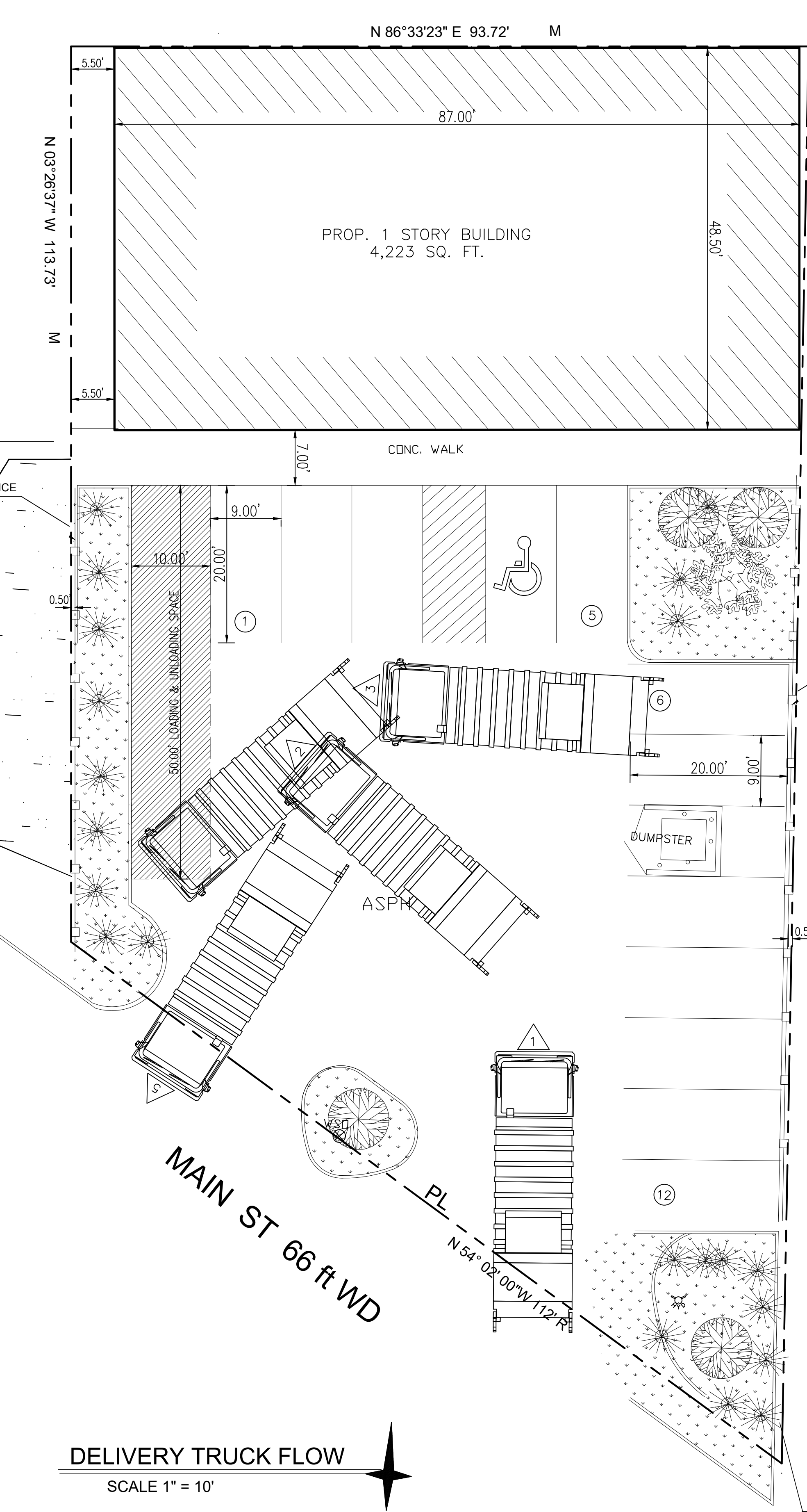
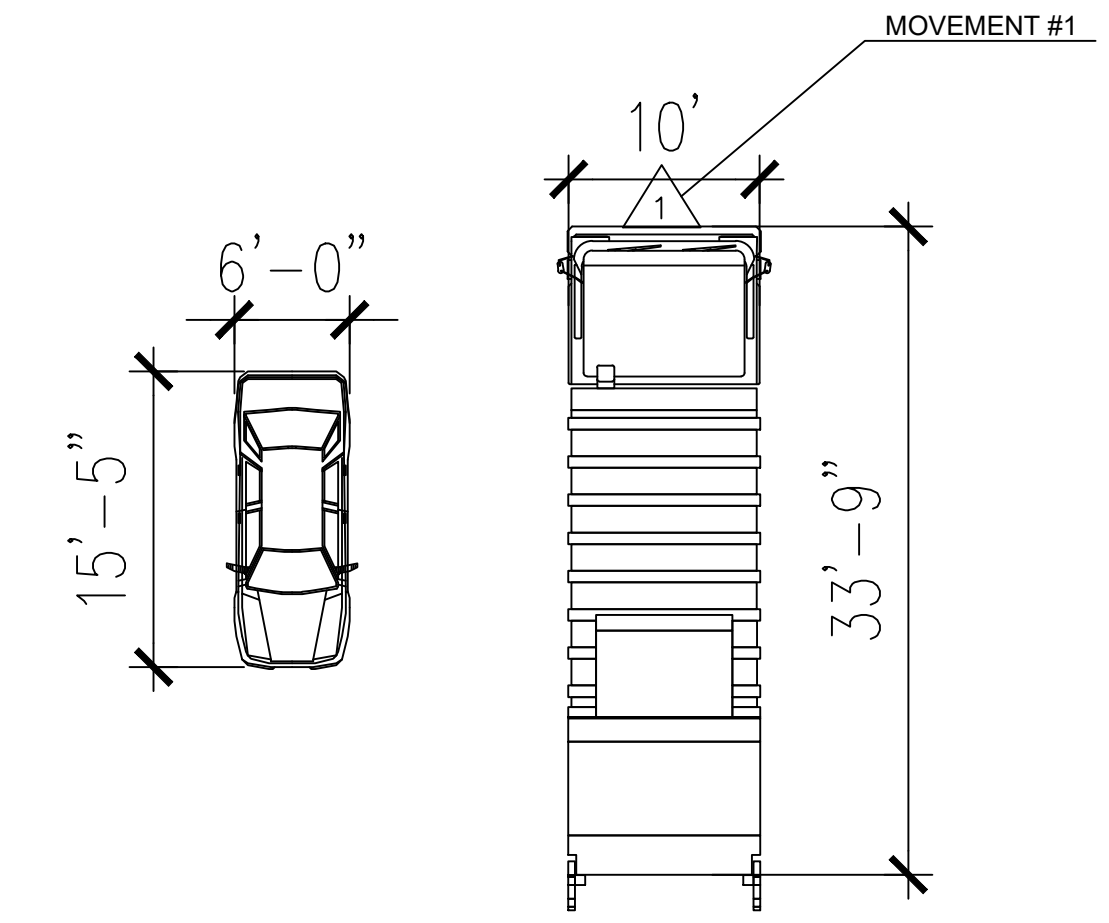
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SHEET TITLE
VEHICLES AND TRUCK FLOW
SCALE: 1" = 10.0'

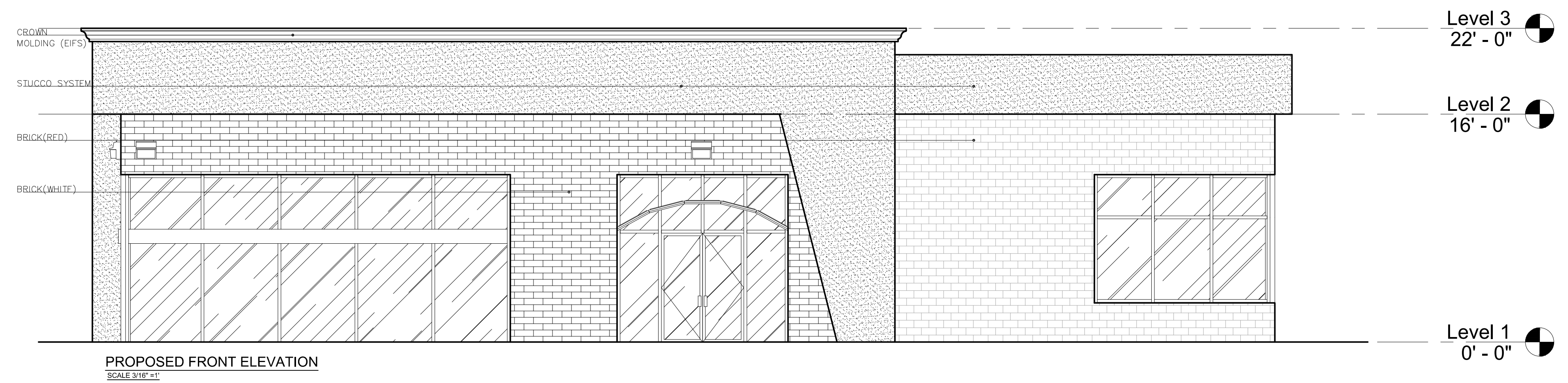
SHEET #
SP-3



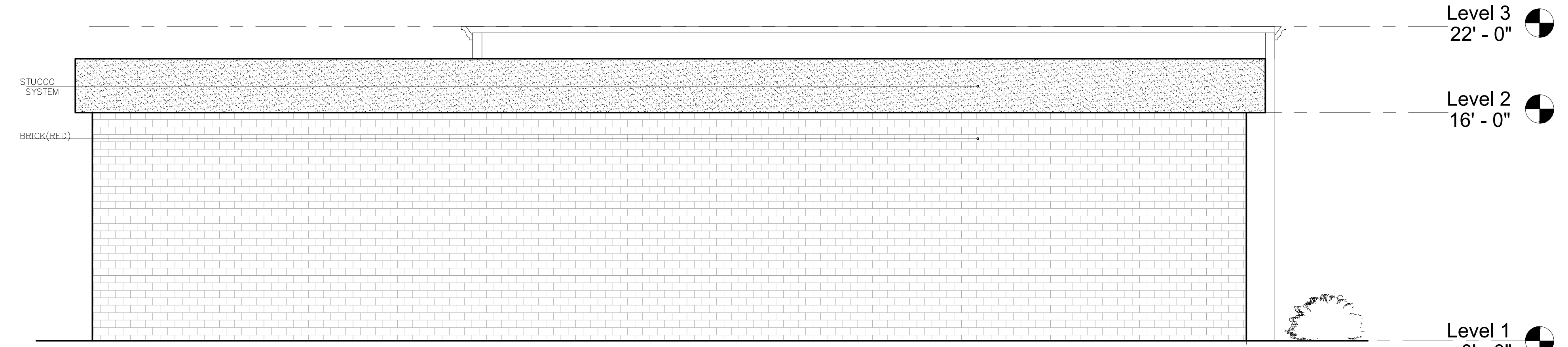
VEHICLES FLOW PLAM
SCALE 1" = 10'



DELIVERY TRUCK FLOW
SCALE 1" = 10'



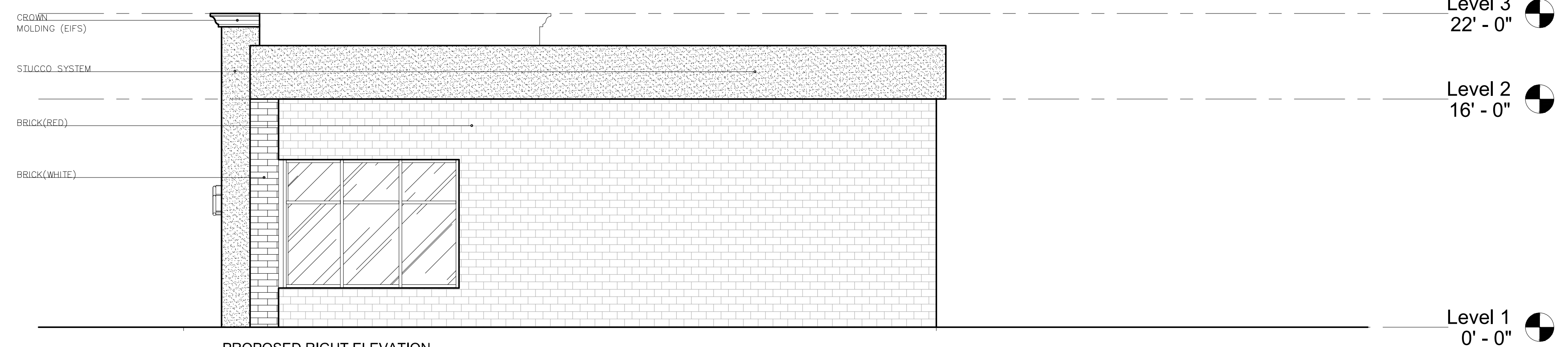
PROPOSED FRONT ELEVATION
SCALE 3/16" = 1'



PROPOSED REAR ELEVATION
SCALE 3/16" = 1'



PROPOSED LEFT ELEVATION
SCALE 3/16" = 1'



PROPOSED RIGHT ELEVATION
SCALE 3/16" = 1'

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PROJECT:
PROPOSAL STORE BUILDING
6800 S. MAIN ST.
NEW HAVEN, MI 48048

OWNER:

SUBMITTAL:
 OWNER
 BIDDING
 MUNICIPAL CONSTRUCTION
 OTHER

DATE: 04/29/2024

REVISIONS:

DESIGNED BY: H. ALALEM
 DRAWN BY: HUWIDA ALALEM
 REVIEWED BY: HARIS HAKIM, P.E.

HARIS HAKIM
ENGINEER
No. 61468
LICENSED PROFESSIONAL ENGINEER
SEAL

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SHEET TITLE
ELEVATIONS
SCALE: 1/4" = 1'
SHEET #
A-1